

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Michael J Stock
Linda M Stock
Debtors

Case No. 16-01373-HWV
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0314-1

User: karendavi
Form ID: pdf010

Page 1 of 1
Total Noticed: 3

Date Rcvd: Jun 05, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 07, 2018.

+Andrew Kusssmaul Esquire, Buckley Madole PC, 14841 Dallas Parkway Suite 300,
Dallas, TX 75254-7883
+DiTech Financial LLC, 3000 Bayport Drive Suite 880, Tampa, FL 33607-8409

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
4771064 +E-mail/Text: bankruptcy.bnc@ditech.com Jun 05 2018 19:09:18 Ditech Financial LLC,
P.O. Box 6172, Rapid City, SD 57709-6172

TOTAL: 1

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 07, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 5, 2018 at the address(es) listed below:

Christopher E Rice on behalf of Creditor Members 1st Federal Credit Union
crice@martsonlaw.com, teckenroad@martsonlaw.com
Jill Manuel-Coughlin on behalf of Creditor WELLS FARGO BANK, N.A. jill@pkjllc.com,
chris.amann@pkjllc.com;nick.bracey@pkjllc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com
;mary.raynor-paul@pkallc.com
Johanna Hill Rehkamp on behalf of Debtor 1 Michael J Stock jhr@cclawpc.com,
jlaughman@cclawpc.com;jbartley@cclawpc.com
Johanna Hill Rehkamp on behalf of Debtor 2 Linda M Stock jhr@cclawpc.com,
jlaughman@cclawpc.com;jbartley@cclawpc.com
Joshua I Goldman on behalf of Creditor JP Morgan Chase Bank, NA bkgroup@kmlawgroup.com,
bkgroup@kmlawgroup.com
Kevin S Frankel on behalf of Creditor JPMORGAN CHASE BANK, N.A. pa-bk@logs.com
Lawrence V. Young on behalf of Trustee Lawrence V. Young (Trustee) lyoung@cgalaw.com,
tlocondro@cgalaw.com;scomegna@cgalaw.com;hlocke@cgalaw.com;rminello@cgalaw.com;kbrayboy@cgalaw.co
m;jrosenau@cgalaw.com
Lawrence V. Young (Trustee) lyoung@cgalaw.com,
pa33@ecfcbis.com;tlocondro@cgalaw.com;rminello@cgalaw.com
Peter E Meltzer on behalf of Creditor Manufacturers and Traders Trust Co.
bankruptcy@wglaw.com, state@wglaw.com
Robert E Chernicoff on behalf of Debtor 1 Michael J Stock rec@cclawpc.com,
jbartley@cclawpc.com;jlaughman@cclawpc.com;jhr@cclawpc.com
Robert E Chernicoff on behalf of Debtor 2 Linda M Stock rec@cclawpc.com,
jbartley@cclawpc.com;jlaughman@cclawpc.com;jhr@cclawpc.com
Thomas I Puleo on behalf of Creditor JPMORGAN CHASE BANK, N.A. tpuleo@kmlawgroup.com,
bkgroup@kmlawgroup.com
United States Trustee ustpreion03.ha.ecf@usdoj.gov

TOTAL: 13

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In Re:

MICHAEL J. STOCK
LINDA M. STOCK,

Debtors

LAWRENCE V. YOUNG, TRUSTEE,

Movant

v.

DITECH FINANCIAL, LLC, F/K/A GREEN TREE
SERVICING, LLC,

Respondents

Chapter 7

Case No. 1-16-bk-01373-HWV

ORDER RESOLVING TRUSTEE'S MOTION FOR SALE OF DEBTORS' REAL ESTATE
KNOWN AS 419 ROSS AVENUE, NEW CUMBERLAND, PENNSYLVANIA
FREE AND CLEAR OF LIENS AND ENCUMBRANCES

UPON A REVIEW of the record revealing that the parties stated in open court and on the record that an agreement had been arrived at, and the within Order having been approved by both Counsel for the Trustee and Counsel for the Debtor, it is hereby

ORDERED THAT the Debtors' objection the Trustee's Motion for Sale of Real Estate is sustained on the terms and conditions contained in this Order. It is further

ORDERED THAT inasmuch as there is sufficient cash either in the hands of the Trustee or in the hands of Debtors' Counsel to pay 100% of the Claims filed in the within case, together with agreed-upon administrative expenses, that cash should be used to the extent necessary for those purposes. It is further

ORDERED THAT the sale of Debtors' real estate known as 419 Ross Avenue, New Cumberland, York County, Pennsylvania is not approved. The sale is unnecessary and, accordingly, not in the best interest of either the creditors or the Debtors. It is further

ORDERED THAT a commission in favor of Campbell Commercial Real Estate, Inc. is approved in the amount of \$4,150.00, it having been determined that a ready, willing and able buyer was located by Campbell Commercial Real Estate, Inc. It is further

ORDERED THAT the Trustee shall proceed with the administration of the within case pursuant to the instructions contained herein. It is finally

ORDERED THAT Counsel for the Debtor remit sufficient funds to the Trustee to pay all of the creditor claims and administrative expenses envisioned within the terms of this Order, after the Trustee utilizes the funds which the Trustee has on hand.

Dated: June 05, 2018

By the Court,

A handwritten signature in black ink, appearing to read "Henry W. Van Eck", written over a horizontal line.

Henry W. Van Eck, Bankruptcy Judge (KB)